

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, March 5, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer

Member absent: P. Kochenburger

Alternate present: B. Pociask (appointed to act)

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:16 p.m.

Chairman Favretti MOVED, Holt seconded, to add an additional communication from the Republican Town Committee to the Agenda. MOTION PASSED UNANIMOUSLY.

Minutes:

2/20/07 – Plante MOVED, Holt seconded, to approve the Minutes as written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

Chairman Favretti addressed the newly added Agenda item and brought the letter from the Republican Town Committee to the attention of the Commission. He noted that Mr. Larry Lombard was selected to fill the alternate position on PZC/IWA. Mr. Lombard was introduced to the Commission after which he presented his qualifications and answered questions from the Commission. Holt then MOVED, Plante seconded, to appoint Larry Lombard as an alternate for the PZC/IWA. MOTION PASSED UNANIMOUSLY.

Scheduled Business:

Zoning Agent's Report:

The Zoning Agent's report was noted. Hirsch indicated that no changes have been made at the Hall site.

Other Old Business:

Special Permit Application, Proposed expansion of Gibbs Oil Company, gasoline service station/convenience store, 9 Stafford Road, File #404-3

Holt gave a brief description of the revised approval motion that she and staff prepared, and highlighted the conditions she felt were most important. Members discussed the draft motion extensively. Holt agreed to re-work the motion to address concerns raised; Goodwin volunteered to draft a denial motion. Favretti noted that the mandatory action date is 3/22/07.

Scheduled Business:

7:45 p.m. Discussion with Fire Marshal John Jackman, Fire Chief David Dagon, and Resident State Trooper Sean Cox regarding public safety issues in the Pleasant Valley Road area rezoning subject. (Superintendent of Schools scheduled for 3/19/07)

Gregory Padick, Director of Planning gave an introduction to the subject. After a lengthy discussion, Chairman Favretti thanked the public safety officials for their time and their expertise in helping the Commission to gather additional information.

Other Old Business:

Freedom Green Issues: The request for release of escrow funds and authorization for start of Phase IV.C was noted, and it was added to the Field Trip agenda on 3/12/07. Item tabled.

Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3
Item tabled.

Application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256
Item tabled.

Application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Item tabled.

Bonding/Subdivision Issues:

Item tabled.

8-24 Referral Proposed acceptance of Jackson Lane-File #1231

Holt MOVED, Gardner seconded, that the Planning and Zoning Commission report to the Town Council that Jackson Lane (Aurora Estates Subdivision) is now ready to be accepted as a Town road subject to verification that appropriate intersection warning signs are in place. Upon Town Council acceptance of the new road, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements and to release any bonding no longer required for this subdivision. MOTION PASSED UNANIMOUSLY.

Potential Revisions to PZC/IWA Fee schedule

Item tabled.

Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

Item tabled. Note was made that the presentation was rescheduled for April 4th.

Reports of Officers and Committees:

None

Communications and Bills:

The agenda items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:49p.m.

Respectfully submitted,

Katherine K. Holt, Secretary